



200509300298  
Skagit County Auditor

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After Recording Return to:  
William Thompson  
1959 S. Mahonia Pl.  
Bellingham, WA 98226

Filed for Record at Request of:  
CHICAGO TITLE  
INSURANCE COMPANY  
PO Box 1115  
1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 190113-KRK  
CHICAGO TITLE IC36488 ✓

Abbreviated Legal: Lot 4, Skagit County SP# PL00-0345  
Additional Legal(s) on page:  
Assessor's Tax Parcel No.: P49443, 360419-0-001-0002 & P115711, 360324-1-001-0200

**STATUTORY WARRANTY DEED**

THE GRANTOR Dreamland Properties, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Thompson and Jennifer Evans Thompson, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:

Exhibit "A" attached hereto and by this reference mad a part hereof

Exhibit "B" attached hereto and by this reference made a part hereof

Dated: September 22, 2005

5498  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dreamland Properties, LLC

SEP 30 2005

*Stephen A. Brandli*

Amount Paid \$3,209.00  
Skagit Co. Treasurer  
By *ra* Deputy

BY: Stephen A. Brandli, Co-Manager

STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Stephen A. Brandli to me known to be the Co-Manager , of of Dreamland Properties, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is/are authorized to execute the said instrument on behalf of said entity.

Dated: 9/23/05

*Deanne L. Noble*

Notary Public in and for the State of Washington  
Residing at: Woodville  
My appointment expires: March 9, 2006

DEANNE L. NOBLE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MARCH 9, 2006

**EXHIBIT "A"**

**PARCEL A:**

Lot 4, SHORT PLAT NO. PL00-0345, approved November 13, 2001, and recorded under Auditor's File No. 200111130172, and being a portion of the Northwest Quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian;

EXCEPT therefrom, Tract B, Tract C, and the following described tract:

The open space future development (East) portion as designated on the face of said Short Plat;

AND EXCEPT a strip of land 8.54 feet wide lying Easterly of, adjacent to, contiguous with the East line, and between the Easterly extensions of the North and South lines of the Buildable Area of said Lot 4.

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as contained in that certain easement recorded September 15, 2000, under Auditor's File No. 200009150024, records of Skagit County, Washington;

And a non-exclusive easement for ingress, egress and utilities over, under, across and through those certain 60 foot wide strips of land as described on Exhibit's C-1, C-2, C-3 and C-4 in that certain Easement Grant recorded November 26, 2001, under Auditor's File No. 200111260264, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 18, 1954  
Auditor's No(s): 505361, records of Skagit County, Washington  
In favor of: Trans Mountain Pipeline Co.  
For: Pipeline

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 13, 1999  
Auditor's No(s): 9901130045, records of Skagit County, Washington  
In favor of: U.S. West  
For: Operating telecommunication facility

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 21, 2000  
Auditor's No(s): 200011210074, records of Skagit County, Washington  
For: Access and utilities

Said instrument is a re-recording of instrument (s);  
Recorded: September 15, 2000  
Auditor's File No(s): 200009150024, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 21, 2000  
Auditor's No(s): 200011210075, records of Skagit County, Washington  
In favor of: Adjacent property owners  
For: Water lines

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 21, 2000  
Auditor's No(s): 200011210076, records of Skagit County, Washington  
In favor of: Adjacent property owners  
For: Water lines

Said instrument is a re-recording of instrument (s);  
Recorded: September 15, 2000  
Auditor's File No(s): 200009150023, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 21, 2000  
Auditor's No(s): 200011210077, records of Skagit County, Washington  
In favor of: Adjacent property owners  
For: Water lines

Said instrument is a re-recording of instrument (s);  
Recorded: August 11, 2000  
Auditor's File No(s): 200008110094, records of Skagit County, Washington

MODIFIED by instrument(s);  
Recorded: November 21, 2002  
Auditor's No(s): 200212020308, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 6, 1998  
Auditor's No(s): 199910060081, records of Skagit County, Washington  
In favor of: James D. Jensen and Amy L. Jensen, husband and wife

Easement delineated on the face of said short plat;  
For: Drainfield area  
Affects: Portion of said premises

Easement delineated on the face of said short plat;  
For: Ingress, egress and utilities  
Affects: Fox Hollow Lane

Terms and conditions of those Lot Certification Forms;  
Recorded: October 12, 1998; January 12, 1999; and June 17, 1999  
Auditor's No.: 9810120141, 9810120142, 9810120143, 9810120144,  
9810120145, 9810120146, 9901120132, 9901120133,  
9901120134, 9901120135, 9901120136, 9901120137,  
9901120138, 9901120139, 9906170092, records of Skagit  
County, WA



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Agreement, including the terms and conditions thereof; entered into;  
By: John Peth and Sons, Inc.  
And Between: Lot owners  
Recorded: November 30, 2000  
Auditor's No.: 200011300150, records of Skagit County, Washington  
Providing: Roads and utilities

Terms, conditions and restrictions of that Protected Critical Area Agreement;  
Recorded: November 13, 2001  
Auditor's No.: 200111130174, records of Skagit County, WA

Terms, conditions and restrictions of that Protected Critical Area Agreement;  
Recorded: July 2, 2001  
Auditor's No.: 200107020130, records of Skagit County, WA

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 21, 2000  
Auditor's No(s): 200011210071, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: December 21, 2001 and June 26, 2002  
Auditor's No(s): 200112210075 and 200207260058, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 21, 2000  
Auditor's No(s): 200011210071, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: December 21, 2001, June 26, 2002, and November 13, 2001  
Auditor's No(s): 200112210075, 200207260058, and 200111130174, records of Skagit County, Washington

Terms and conditions of that Open Space Agreement  
Recorded: November 13, 2001  
Auditor's No.: 200111130173, records of Skagit County, WA



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Notes as disclosed on the face of said Short Plat, as follows:

- A. Short Plat number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See maintenance agreements filed under Auditor's File No. 200011210071.
- C. Zoning - Rural (RU): Comprehensive Plan Designation - Rural reserve
- D. Sewer - Alternative systems are proposed for Lots 1 through 4 of this Short Plat which may have special design, construction and maintenance requirements. Contact health officer for details.
- E. This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- F. No building permit shall be issued for any residential and/or commercial structures which are not, at the time application, determined to be within an official designated boundary of a Skagit County fire district.
- G. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
- H. Water - Fox Hollow Water System, a Class B water system
- I. Additional card notes required by SCC 14.08.118.(9)(C)(III):
  - (a) Open space within tracts, or restricted under NRLE, use covenants and/or plat restrictions shall remain essentially unimproved with no building, or other development allowed except that:
    - (i) Recreational buildings in OS-RA and OS-NRL (except AG-NRL) may be permitted only through a special use permit if the special use application demonstrates their close association to the specific type of recreation proposed and such proposal is consistent with the policies of the comprehensive plan and SCC 14.04; and
    - (ii) In natural resource zoning districts, non-residential buildings accessory to natural resource production are permitted according to the terms of the plat not, and further provided that within AG-NRL no more than five percent (5%), or as indicated in the NRLE, of the land described in the NRLE shall be covered by structures and/or non-tillable structures.
- N. Prior to issuance of building permits flow spreaders must be installed in conformance with the storm drainage study prepared by Skagit surveyors and engineers and dated August 31, 1999 and the drainage plan prepared by Skagit surveyors and engineers and dated September 26, 2001. If the proposed construction is inconsistent with the assumptions made in the Storm Drainage Study or Drainage Plan additional review will be required.
- O. The total impervious surface of the buildable area of Lot 4 shall be limited to 11,001 S.F., the total impervious surface of Lots 1 through 3 shall be limited to 11,001 S.F. each. The total impervious surface allowed for all buildable areas combined is limited to 5 percent of the total area of the parent parcel. If the proposed development exceeds the allowable impervious surface stated above, mitigation will be required that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site.

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- (b) Only a portion of the land in open space designation shall be used for future density computations, and only then by the following percentages of open space from the original parcel (the land prior to any short card division);
  - (I) Fifty percent (50%) in rural area not served by public water and/or sewer; and
  - (II) Ten percent (10%) if the open space is designated OS-FD within one (1) mile of a UGA; and
  - (III) Seventy-five percent (75%) in areas served by public sewer and water; and
  - (IV) Ninety percent (90%) in areas designated agriculture, industrial forest, secondary forest, rural resource-NRL and mineral resource lands in the County Comprehensive Plan.
- (c) No further subdivisions can allow density credits on any newly created parcel in excess of that allowed by the comprehensive plan on the original parcel.

- J. See open space easement/agreement recorded under Auditor's File No. 200111130173.
- K. See protected critical area agreements recorded under Auditor's File No. 200107020130 and Auditor's File No. 200111130174.
- L. This property may be affected by easements or encumbrances contained in documents filed in Auditor's File No. 781712; Auditor's File No. 807790.
- M. The county shall not accept dedication of any short subdivision rural private road until said roadway and right-of-way has been brought up to full, current county road standards as per Section 3.03.

Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit Service Agreement;

Recorded: October 25, 2002  
 Auditor's No(s): 200210250149, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: February 7, 2005  
 Auditor's No(s): 200502070028, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: December 2, 2002  
 Auditor's No(s): 200212020307, records of Skagit County, Washington

Agreement, including the terms and conditions thereof, entered into;  
 Between: Fox Hollow Lane Community Association and Michael and Linda Nemnich

Recorded: January 26, 2005  
 Auditor's No.: 200501260062, records of Skagit County, Washington  
 Providing: Commercial Waiver Agreement

Modification of existing easements;  
 Recorded: December 2, 2002  
 Auditor's File No.: 200212020309, records of Skagit County, Washington

Liability to future assessments, if any, levied by Fox Hollow Lane Association.



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Potential supplemental assessment for general taxes on omitted improvements. The property described herein appears on the tax rolls assessed only on the value of the land.

Account No.: 360419-0-001-0002

Property No.: P49443

**Note:** Contact the Skagit County Assessor regarding the status of this account and regarding any additional tax payment due.

Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33; Notice of Approval

Recorded: April 4, 1978

Auditor's No.: 781712, records of Skagit County, Washington

Classification: Forest Land

Continued thereof

Recorded: December 18, 2002

Auditor's No.: 200212180002

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.



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